

CITY OF BURNABY

BYLAW NO. 14645

A bylaw to impose
development cost charges

The Council of the City of Burnaby enacts as follows:

PART 1 - CITATION

1.1 This **bylaw** may be cited as **BURNABY DEVELOPMENT COST CHARGES BYLAW 2024**.

PART 2 - DEFINITIONS AND INTERPRETATION

2.1 For the purposes of this **bylaw**, the words or phrases that are not defined in this section shall have the meaning ascribed to them in the **Zoning Bylaw**.

2.2 In this **bylaw**, unless the context otherwise requires:

“ building ”	has the meaning set out in the Building Bylaw
“ Building Bylaw ”	means <i>Burnaby Building Bylaw 2016</i> , as amended, or repealed and replaced from time to time
“ building permit ”	has the meaning set out in the Building Bylaw
“ City ”	means the City of Burnaby
“ Commercial ”	means land zoned for commercial uses in the Zoning Bylaw
“ construction ”	has the meaning set out in the Building Bylaw
“ development cost charges ” or “ DCC ”	means the applicable rates prescribed in Schedule “A” to this bylaw
“ dwelling unit ”	has the meaning set out in the Zoning Bylaw
“ gross floor area ” or “ GFA ”	has the meaning set out in the Zoning Bylaw
“ High Density Residential ”	means development of a residential

building which contains multiple **dwelling units** accessible via a common hallway or corridor and shared entrance facilities, including apartment buildings

“Industrial”	means land zoned for industrial uses in the Zoning Bylaw
“Institutional”	means the use of a building or portion of a building for public or private organizations that provide community services or activities, such as education, healthcare, religious worship, or government functions
“lot”	means any lot, parcel, block, or other area in which land is held or into which it is legally subdivided, and for certainty, includes a bare land strata lot under the <i>Strata Property Act</i>
“Low Density Residential”	means residential development consisting of one building that contains no more than two primary dwelling units and any secondary suite(s) , including a single family dwelling and any secondary suite , or a duplex dwelling and any secondary suite(s)
“Medium Density Residential”	means ground-oriented residential development, including laneway homes, townhouse dwellings, rowhouse dwellings, and multiplex dwellings
“primary dwelling unit”	has the meaning set out in the Zoning Bylaw
“secondary suite”	has the meaning set out in the Zoning Bylaw
“subdivision”	means a subdivision as defined in the <i>Land Title Act</i> or <i>Strata Property Act</i>
“Zoning Bylaw”	means the <i>Burnaby Zoning Bylaw, 1965</i> , as amended, or repealed and replaced from time to time

PART 3 - DEVELOPMENT COST CHARGES

3.1 Pursuant to section 559(1) of the *Local Government Act*, the **development cost charges** set out in Schedule “A” to this **bylaw**, are hereby imposed on every person who

obtains:

- (a) approval of a **subdivision** of land under the *Land Title Act* or the *Strata Property Act*, that results in two or more **lots** on which the **Zoning Bylaw** permits the **construction** of a **Low Density Residential** development; or
- (b) approval of a **building permit** authorizing the **construction** of a **Low Density Residential** development on an existing **lot**; or
- (c) approval of a **building permit** authorizing the **construction** of **Medium Density Residential, High Density Residential, Commercial, Industrial, or Institutional** development on a **lot**,

and the **development cost charges** shall be paid upon approval of a **subdivision** or issuance of a **building permit**, as applicable.

3.2 In accordance with section 561(6) of the *Local Government Act*, this **bylaw** imposes **development cost charges** in relation to a development authorized by a **building permit** that authorizes the **construction** of a **building** that will, after the **construction**, contain fewer than four **dwelling units** and be put to no other use other than residential use in those **dwelling units**.

PART 4 - EXEMPTIONS

4.1 Despite any other provision of this **bylaw**, a **development cost charge** is not payable if any of the following applies in relation to a development authorized by a **building permit**:

- (a) the **building permit** authorizes the **construction** of a **building** or part of a **building** that is, or will be, after the **construction**, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
- (b) a **development cost charge** has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the **City**;
- (c) the development does not impose new capital cost burdens on the **City**;
- (d) the **building permit** authorizes the **construction** of **dwelling units** in a **building**, where the area of each **dwelling unit** is no larger than 29 m², and each **dwelling unit** is to be put to no other use other than residential use in those **dwelling units**;
- (e) the value of the work authorized by the **building permit** does not exceed \$50,000; or
- (f) the *Local Government Act* or any regulations thereunder provide that no **development cost charge** is payable.

PART 5 - CALCULATION OF APPLICABLE CHARGES

5.1 The amount of **development cost charges** payable in relation to a particular development shall be calculated using the applicable charges set out in Schedule “A” to this **bylaw**.

5.2 Where a type of development is not specifically identified in Schedule “A” to this **bylaw** the amount of **development cost charges** to be paid to the **City** shall be equal to the **development cost charges** that are payable for the most comparable type of development.

5.3 The amount of **development cost charges** payable in relation to a mixed-use development shall be calculated for each type of use separately, in accordance with Schedule “A” to this **bylaw**, based on the uses included in the **building permit** application and the total **development cost charges** payable shall be the sum of the **development cost charges** payable for each type of use.

PART 6 - EFFECTIVE DATE

6.1 This **bylaw** comes into force and effect on the later of July 1, 2024, and the date of adoption.

PART 7 - SEVERABILITY

7.1 If any portion of this **bylaw** is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the **bylaw** is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Read a first time this	day of	, 2024
Read a second time this	day of	, 2024
Read a third time this	day of	, 2024
Approved by the Inspector of Municipalities this	day of	, 2024
Reconsidered and adopted this	day of	, 2024

MAYOR

CORPORATE OFFICER

SCHEDULE “A”

Development Cost Charges

	Transportation	Water	Drainage	Sewer	Parkland Acquisition and Improvements	Fire Protection	Total Development Cost Charge
Low Density Residential (Single family dwelling and any secondary suite/Duplex dwelling and any secondary suite(s))	\$16,858.00	\$2,740.00	\$5,734.00	\$3,491.00	\$20,632.00	\$5,415.00	\$54,870.00 per primary dwelling unit / lot
Medium Density Residential (Townhouse/Rowhouse/Multiplex/ Laneway home)	\$10,438.00	\$1,918.00	\$4,391.00	\$2,443.00	\$14,442.00	\$3,791.00	\$37,423.00 per dwelling unit
High Density Residential (Apartment)	\$6,994.00	\$1,370.00	\$2,227.00	\$1,745.00	\$10,316.00	\$2,708.00	\$25,360.00 per dwelling unit
Commercial	\$159.71	\$6.17	\$26.73	\$7.85	\$46.42	\$12.18	\$259.06 per m ² gross floor area
Industrial	\$59.50	\$4.11	\$35.00	\$5.24	\$0.00	\$8.12	\$111.97 per m ² gross floor area
Institutional	\$104.38	\$6.17	\$52.82	\$7.85	\$0.00	\$12.18	\$183.40 per m ² gross floor area